

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: February 23, 2021

CAO File No. 0220-05734-0009
Council File No. 20-0841, 20-0689,
20-1351,
20-0600-S84
Council Districts: All

To: The City Council

From: Richard H. Llewellyn, Jr., City Administrative Officer

Subject: **Report Back on COVID-19 Homelessness Roadmap Site Assessments for Proposed Sites for Temporary Homeless Interventions**

SUMMARY

The City of Los Angeles (City) reached an agreement with the County of Los Angeles (County) on June 16, 2020 to develop an additional 6,700 homeless interventions within 18 months to address the COVID-19 emergency. The plan to develop these interventions is referred to as the COVID-19 Homelessness Roadmap (Roadmap). Since the execution of the agreement, the City Administrative Officer (CAO), Chief Legislative Analyst (CLA), Bureau of Engineering (BOE), General Services Department (GSD), Los Angeles Homeless Services Authority (LAHSA), and other relevant departments, have worked with the 15 Council Offices to identify, review, and recommend sites for Roadmap homeless interventions.

This report summarizes the feasibility review process of properties proposed for temporary homeless interventions for up to five (5) years. This report also provides the status of the sites that have been assessed to date. This report does not address Homekey sites acquired by the City and the Housing Authority of the City of Los Angeles (HACLA), as these sites are permanent real estate holdings that will serve as interim housing in the short-term, and eventually permanent housing. A total of 154 sites have been reviewed or are currently under review. 23 sites have been approved and funded by the Mayor and City Council, and they are under construction or are open/operational; 100 sites have been deemed infeasible for the reasons outlined below; and the remaining 31 sites are under review.

RECOMMENDATIONS

That the City Council, subject to approval by the Mayor,

1. NOTE AND FILE Council Files 20-0689 and 20-1351 due to site infeasibility as outlined in Table 2 below; and
2. DIRECT the City Administrative Officer to report on the results for the remaining sites under

review/assessment.

BACKGROUND

The City-County agreement calls for the creation of an additional 6,700 homeless interventions in the City to address the COVID-19 emergency within 18 months. This report focuses on the identification and assessment of new temporary homeless interventions, specifically interim housing and safe parking, under the agreement. Since the agreement was executed, 154 sites have been identified for assessment.

Feasibility Assessment of New Sites

As sites are identified by Council Offices and/or the City departments, they are assessed for size, suitability, and cost. The major tasks involved in this process are outlined below.

1. Phase 1 Feasibility:

The City Administrative Officer (CAO) develops a property profile for each site which includes lot size, ownership, location, and nearby amenities. The profile is used to determine the following:

- a. Site meets basic size requirements as determined by the Bureau of Engineering (BOE) and Los Angeles Homeless Services Authority (LAHSA) for optimal site operations efficiency.
 - i. Interim Housing: The minimum size to accommodate beds, administrative offices, hygiene trailers, storage, pet area, and common space:
 1. Vacant lot: The minimum size to accommodate 25 tiny homes, or 50 beds is 19,200 square feet. 20,000 square feet is the ideal size to support 38 tiny homes, or 76 beds, or 70 beds in a membrane structure.
 2. Existing building: 13,000 square feet of usable space on the first floor is needed to accommodate up to 70 beds.
 - ii. Safe Parking: 20 parking spaces, with a space in between cars to provide privacy for participants, is optimal. Lots must be paved and accessible.
- b. Confirm that the owner of the site is willing to make the site available for the proposed intervention for at least three (3) years, preferably up to five (5) years.
 - i. City-owned site: The site is cleared by the controlling department.
 - ii. Publicly-owned site: If the site is controlled by another government entity, the entity has to clear the site for the use and confirm that the site can be leased to the City for a three (3) to five (5) year term at low cost, preferably at zero \$ or \$1/year.
 - iii. Privately-owned site: The General Services Department (GSD) inquires whether the landlord is willing to lease for three (3) to five (5) years, and if so,

confirms the leasing cost and terms.

If the proposed site meets the Phase 1 feasibility criteria, the Council Office is notified and the site proceeds to Phase 2 feasibility review as outlined below.

2. Phase 2 Feasibility:

The property profiles are forwarded to the appropriate entity for assessment.

- a. Publicly- and Privately-owned vacant lots: These sites are forwarded to BOE for engineering and infrastructure review, preliminary site layout, and a rough order of magnitude (ROM) cost estimate.
- b. Privately-owned buildings: These sites are forwarded to Brilliant Corners, a CAO consultant, which assesses the property's major systems and rehabilitation needs, advises on applicable emergency shelter code requirements, and provides a preliminary site layout and ROM cost estimate. GSD establishes leasing terms with the property owner.
- c. Sites Proposed for Safe Parking: LAHSA assesses the number of vehicle dwellers near the proposed site, determines the need for safe parking in the area, and provides a recommendation regarding the need for safe parking at the proposed site.

If the proposed site meets Phase 2 feasibility criteria, the Council Office is notified and the Phase 3 feasibility review proceeds, as outlined below.

3. Phase 3 Feasibility:

CAO conducts a cost estimate analysis and submits funding recommendations to the Mayor and City Council.

- a. Interim Housing Sites: The CAO estimates the total cost of the intervention, which includes the one-time construction or rehabilitation costs, the leasing costs (if any), and service operations. A cost per bed analysis is conducted to compare costs between sites and cost appropriateness. The final step is for BOE to conduct the California Environmental Quality Act (CEQA) review, and the site is recommended for funding.
- b. Safe Parking Sites: The CAO determines the total cost for service operations for the term of the lease/agreement (\$30/car/night; up to \$70/RV/night), and the site is recommended for funding.

Once the project is approved and funded, the CAO coordinates and tracks project implementation with the respective Council Office, the responsible departments, which execute leases, license agreements, construction, and service contracts, etc.

Approved Sites

The sites listed in Table 1 below were approved by the Mayor and City Council for the COVID-19 Homelessness Roadmap for temporary interim housing or safe parking interventions.

Table 1. Approved Sites

No.	CD	Project Type	Property Type / Owner	Address / Location	Beds
1	2	Interim Housing (Pallet)	Publicly Owned Lot/RAP	11471 Chandler Blvd.	75
2	2	Interim Housing (Pallet)	Publicly Owned Lot/RAP	6099 Laurel Canyon Blvd. / aka Alexandria	200
3	2	Interim Housing (Pallet)	Publicly Owned Lot/RAP & Caltrans	12600 Saticoy	150
4	3	Interim Housing (Pallet)	Publicly Owned Lot/City	19040 Vanowen St.	101
5	3	Interim Housing (Pallet)	Publicly Owned Lot/METRO	6073 N. Reseda Blvd. / aka Topham	148
6	3	Safe Parking	Publicly Owned Lot/LADOT	7128 Jordan Ave (DOT Lot 704)	25
7	4	Safe Parking	Publicly Owned Lot/RAP & US Army Corps of Engineers	15380 Oxnard St.	13
8	5	Safe Parking	Privately Owned Lot	St. John's Presbyterian 11000 National Blvd.	30
9	9	Safe Parking	Publicly Owned Lot/City	1201 S Figueroa St.	30
10	9	Safe Parking	Publicly Owned Lot/City	4301 S Central Ave.	10
11	11	Safe Parking	Publicly Owned Lot/City	11339 Iowa Ave.	10
12	11	Safe Parking	Publicly Owned Lot/City	9100 Lincoln Blvd.	20
13	12	Interim Housing	Privately Owned Building	18140 Parthenia St.	107
14	12	Safe Parking	Publicly Owned Lot/LADOT	8775 Wilbur Ave.	20

No.	CD	Project Type	Property Type / Owner	Address / Location	Beds
15	13	Interim Housing	Privately Owned Building	5941 Hollywood Blvd.	30
16	13	Interim Housing (Pallet)	Privately Owned Lot	1455 Alvarado St.	74
17	13	Safe Parking	Publicly Owned Lot/LAPL	4591 Santa Monica Blvd.	10
18	13	Safe Parking	Publicly Owned Lot/LADWP	1033 Cole Ave.	10
19	14	Interim Housing	Publicly Owned Lot/County	1060 N. Vignes St.	232
20	14	Interim Housing	Privately Owned Building	566 S. San Pedro	60
21	15	Interim Housing (Pallet)	Publicly Owned Lot/RAP	1221 S. Figueroa Pl.	75
22	15	Safe Parking	Publicly Owned Lot/City	711 S. Beacon St.	30
23	15	Safe Parking	Publicly Owned Lot/HACLA	19610 S. Hamilton Ave.	25

Sites Determined to be Infeasible

Table 2 below lists the sites that have been deemed infeasible for temporary homeless interventions and the key reason(s) for the infeasibility determination.

Table 2. Sites Determined to be Infeasible

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
1	1	Interim Housing	Privately Owned Building	715 Witmer St.	Location safety concerns, high industrial use, & contamination
2	1	Interim Housing	Privately Owned Building	947 Venice Blvd.	Too small for interim housing/No outdoor space
3	1	Interim Housing	Privately Owned Building	728 S. Valencia St.	Location safety concerns, high industrial use, & contamination

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
4	1	Interim Housing	Privately Owned Building	2131 N. Humboldt St.	Owner would not agree to 3-5 year lease term
5	1	Interim Housing	Privately Owned Building	3880 N. Mission St.	Location safety concerns & shared tenancy is incompatible with interim housing
6	1	Interim Housing	Privately Owned Building	130-134 Elmyra St.	Owner not interested in leasing for interim housing
7	1	Interim Housing	Privately Owned Building	123 W. Ann St.	Owner not interested in leasing for interim housing
8	1	Interim Housing	Publicly Owned Lot/METRO	1105 W. Temple St.	Active METRO Yard
9	1	Interim Housing	Publicly Owned Lot/LADWP	1141 W. 2nd St.	Active LADWP Yard
10	1	Interim Housing	Publicly Owned Lot/METRO	1274 W. 2nd St.	Active METRO Yard
11	1	Interim Housing	Publicly Owned Lot/City	903 N. Main St.	Being developed into permanent housing & not available for the 3-5 year interim housing term
12	1	Interim Housing	Privately Owned Building	1786 N. Spring St.	Too small for interim housing
13	2	Safe Parking	Publicly Owned Lot/METRO	San Fernando Rd. between Sunland Blvd. to Arminta St.	Difficult to acquire access on Right of Way
14	2	Safe Parking	Publicly Owned Lot/LADOT	11326-38 Chandler Blvd. (DOT Lot 602)	Too small for Safe Parking
15	2	Safe Parking	Publicly Owned Lot/LADOT	12221-5 Ventura Blvd. (DOT Lot 690)	Unsafe to operate in a parking structure

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
16	3	Safe Parking	Privately Owned Lot	20401 Ventura Blvd.	Not recommended by LAHSA because of low need in the area
17	3	Safe Parking	Privately Owned Lot	5700 Rudnick Ave.	Not recommended by LAHSA because of low need in the area
18	3	Safe Parking	Privately Owned Lot	18810 Vanowen St.	Not recommended by LAHSA because of low need in the area
19	4	Interim Housing	Publicly Owned Lot/LADWP	4735 Cahuenga Blvd.	Active power station; lot needed for repairs and maintenance
20	4	Interim Housing	Publicly Owned Lot/RAP	4989 Sepulveda Blvd.	Actively used park, not compatible with interim housing; income generating facility
21	4	Interim Housing	Publicly Owned Lot/RAP	1350 N. Cherokee Ave.	Recently renovated neighborhood park; statue part of City's Permanent Art Collection
22	4	Interim Housing	Publicly Owned Lot/RAP	3300 Cahuenga Blvd.	Recently renovated neighborhood park; adding new playground
23	4	Interim Housing	Publicly Owned Lot/RAP	1824 N. Curson Ave.	Adjacent to Wattles Mansion, a Cultural Historical Monument; income generating facility; leased to Wattles Farm and Neighborhood Gardeners

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
24	4	Interim Housing	Publicly Owned Lot/RAP	4625 W. Olympic Blvd.	Highly utilized neighborhood park; adding fitness equipment
25	4	Interim Housing	Publicly Owned Lot/RAP	3201 Riverside Dr. - Grass Field	Used for special events; income generating facility
26	4	Interim Housing	Publicly Owned Lot/RAP	3201 Riverside Dr. - Parking Lot	Used for special events; income generating facility
27	4	Interim Housing	Publicly Owned Lot/RAP	3401 Riverside Dr.	No driveway access, shared driveway with active sports facilities; income generating facility
28	4	Interim Housing	Publicly Owned Lot/RAP	7600 Beverly Blvd.	Actively used park area, not compatible with interim housing
29	4	Interim Housing	Publicly Owned Lot/RAP	14201 Huston St.	Actively used park area, not compatible with interim housing
30	5	Interim Housing	Privately Owned Building	8765 Burton Way	Too small for interim housing
31	5	Interim Housing	Privately Owned Building	10612 National Blvd.	Too small for interim housing
32	5	Interim Housing	Privately Owned Building	200 S. La Brea Ave.	Owner not interested in leasing for interim housing
33	5	Interim Housing	Privately Owned Building	2352 S. Sepulveda Blvd.	Too small for interim housing
34	5	Interim Housing	Privately Owned Building	9415-9427 Venice Blvd.	Too small for interim housing

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
35	5	Interim Housing	Privately Owned Building	401 S. Robertson Blvd.	Not in the City of Los Angeles
36	5	Interim Housing	Privately Owned Building	371 S. Fairfax Ave.	Too small for interim housing
37	5	Interim Housing	Privately Owned Building	477 S. Fairfax Ave.	Too small for interim housing
38	5	Interim Housing	Privately Owned Building	411 S. Fairfax Ave.	Too small for interim housing
39	5	Interim Housing	Privately Owned Lot	650 N. San Vicente Blvd.	Too small for interim housing
40	5	Interim Housing	Publicly Owned Lot/RAP	Cheviot Hills Park 2551 Motor Ave.	Actively used park, not compatible with interim housing
41	5	Interim Housing	Publicly Owned Lot/RAP	Westwood Recreation Center 1350 S. Sepulveda Blvd.	Actively used park, not compatible with interim housing
42	5	Interim Housing	Publicly Owned Lot/LADWP	LADWP West LA Commercial Office 1394 S. Sepulveda Blvd.	Active LADWP Office
43	5	Interim Housing	Publicly Owned Lot/RAP	Bad News Bears Baseball Park 1401-1411 S. Sepulveda Blvd.	Actively used park, not compatible with interim housing
44	5	Interim Housing or Safe Parking	Publicly Owned Lot/METRO	Irene St. & Motor Ave.	Too small for interim housing and not recommended for safe parking because of low need in area
45	5	Interim Housing	Privately Owned Building	11161 W. Pico Blvd.	Too small for interim housing
46	5	Interim Housing	Privately Owned Building	1070 Veteran Ave.	Unsafe to operate in a parking structure

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
47	5	Interim Housing	Privately Owned Building	10833 Le Conte Ave.	Unsafe to operate in a parking structure
48	6	Interim Housing	Publicly Owned Lot/City	15145 Oxnard St.	Active BSS Yard
49	6	Interim Housing	Publicly Owned Lot/LAWA	6956 Hayvenhurst Ave.	Not available for lease/Must comply with FAA regulations
50	6	Interim Housing	Publicly Owned Lot/LAWA	7610 Woodley Ave.	Not available for lease/Must comply with FAA regulations
51	6	Interim Housing	Publicly Owned Lot/RAP	Lake Balboa 16200 Burbank Blvd.	Actively used park, not compatible with interim housing
52	7	Interim Housing	Privately Owned Building	12154 Montague St.	Location safety concerns & shared tenancy is incompatible with interim housing
53	7	Interim Housing	Privately Owned Building	12345 Branford St.	Location safety concerns & contamination
54	7	Interim Housing	Publicly Owned Lot/Caltrans	12501 Foothill Blvd.	Highly utilized Park & Ride facility
55	8	Interim Housing	Privately Owned Building	6521 S. Vermont Ave.	Too small for interim housing
56	8	Interim Housing	Privately Owned Lot	811-845 W. 115th Pl.	Not available for lease
57	9	Interim Housing	Privately Owned Building	2301 S. San Pedro St.	Too small for interim housing
58	10	Interim Housing	Publicly Owned Lot/City	6001 W. Jefferson Blvd.	Active LASAN Yard

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
59	10	Interim Housing	Publicly Owned Lot/LADWP	2519 S. Genesee Ave.	Ineligible for interim housing due to overhead power lines
60	10	Interim Housing	Publicly Owned Lot/LADWP	5880 W. Venice Blvd.	Active LADWP Yard
61	10	Safe Parking	Publicly Owned Lot	2444-2450 S. Crenshaw Blvd.	Unsafe to operate Safe Parking on an unpaved lot
62	12	Interim Housing	Privately Owned Building	21101 Plummer St.	Owner unresponsive
63	12	Interim Housing	Publicly Owned Lot/Caltrans	Park & Ride Porter Ranch	Highly utilized Park & Ride facility
64	12	Interim Housing	Publicly Owned Lot/METRO	21801 W. Marilla St.	Being developed as electric charging station
65	12	Interim Housing	Publicly Owned Lot/LAWA	16755 Roscoe Blvd.	Not available for lease/Must comply with FAA regulations
66	12	Interim Housing	Publicly Owned Lot/RAP	LA River & Aliso Creek Confluence	Being developed into nature park
67	12	Interim Housing	Publicly Owned Lot/METRO	10046 Old Depot Plaza Rd.	Not recommended due to a 24-hr childcare facility across from site
68	12	Interim Housing	Publicly Owned Lot/LADWP	11853 Blucher Ave.	Ineligible for interim housing due to overhead power lines
69	12	Safe Parking	Privately Owned Lot	17037 Devonshire St.	Not recommended by LAHSA because of low need in area
70	13	Interim Housing	Privately Owned Building	3033 Treadwell St.	Too small for interim housing
71	13	Interim Housing	Privately Owned Building	4340 Lockwood Ave.	Under consideration by the County for

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
					acquisition
72	13	Interim Housing	Privately Owned Building	1732 Whitley Ave.	Owner did not accept the lease terms
73	13	Interim Housing	Privately Owned Building	5711 Hollywood Blvd.	Owner not interested in leasing for interim housing
74	13	Interim Housing	Privately Owned Building	7070 Franklin Ave.	Owner not interested in leasing for interim housing
75	13	Safe Parking	Privately Owned Lot	433 N. Hoover St.	Not available for lease
76	13	Interim Housing	Publicly Owned Lot/LADWP	3200 N. San Fernando Rd.	Active LADWP Yard
77	13	Interim Housing	Publicly Owned Lot/LADWP	4550 Santa Monica Blvd.	Active LADWP Yard
78	13	Interim Housing	Publicly Owned Lot/RAP	Elysian Park 2010 N. Stadium Way	Actively used park, not compatible with interim housing
79	13	Interim Housing	Publicly Owned Lot/RAP	1632 Bellevue Ave.	Actively used park, not compatible with interim housing
80	13	Interim Housing	Publicly Owned Lot/RAP	Barnsdall Park Lower Lot	Multiple jurisdictional clearances needed which would delay project approval
81	13	Safe Parking	Privately Owned Lot	LA City College Parking Structure 855 N. Vermont Ave.	Unsafe to operate in a parking structure
82	14	Interim Housing	Privately Owned Building	1441 E. 16th St.	Occupied Unsafe for interim housing, likely contaminated
83	14	Interim Housing	Privately Owned Building	2426 E. Washington Blvd.	High industrial use, limited accessibility to resources, & contamination

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
84	14	Interim Housing	Privately Owned Building	1701-1735 S. Santa Fe Ave.	Not available for lease
85	14	Interim Housing	Privately Owned Building	1708 S. Wall St.	Too small for interim housing
86	14	Interim Housing	Privately Owned Building	1715 S. Wall St.	Too small for interim housing & accessibility concerns
87	14	Interim Housing	Privately Owned Building	2014 E. 15th St.	Safety concerns due to lack of pedestrian accessibility
88	14	Interim Housing	Privately Owned Building	205 S. Mission Rd.	High industrial use, contamination, & safety concerns due to lack of pedestrian access
89	14	Interim Housing	Privately Owned Building	2260-2268 E. 15th St.	Shared tenancy is incompatible with interim housing
90	14	Interim Housing	Privately Owned Building	3242-3250 E. Olympic Blvd.	Owner did not allow access to assess site
91	14	Interim Housing	Privately Owned Building	4466 Worth St.	Owner not willing to lease for interim housing
92	14	Interim Housing	Privately Owned Building	667 S. Santa Fe Ave.	Not available for lease
93	14	Interim Housing	Privately Owned Building	780-796 Stanford Ave.	Too small for interim housing
94	14	Interim Housing	Publicly Owned Lot/Caltrans	16th St. & Maple Ave.	Not available, leased to multiple transit agencies
95	14	Interim Housing	Publicly Owned Lot/METRO	1950 E. Washington Blvd.	Active METRO Yard
96	15	Interim Housing	Publicly Owned Lot/LADWP	18120 S. Normandie Ave.	Being developed as electric charging station

No.	CD	Project Type	Property Type / Owner	Address	Feasibility Notes
97	15	Interim Housing	Publicly Owned Lot/RAP	Anaheim Campgrounds	Infrastructure is incompatible with interim housing
98	15	Safe Parking	Publicly Owned Lot/POLA	1021 N. Goodrich Ave.	Not available for lease
99	15	Safe Parking	Publicly Owned Lot/POLA	928 Murdock Ave.	Not available for lease
100	15	Safe Parking	Publicly Owned Lot/Caltrans	1402 S. Figueroa St.	Not available for 24/7 use due to contamination

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